



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, October 15, 2020**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:**

Suzanne Klapp, Councilmember  
Paul Alessio, Planning Commissioner  
Shakir Gushgari, Design Member  
Doug Craig, Design Member  
Michal Ann Joyner, Development Member

**ABSENT:**

None

**STAFF:**

Brad Carr  
Joe Padilla  
Chris Zimmer  
Bronte Ibsen  
Lorraine Castro  
Brian Hancock  
Al Kane

**CALL TO ORDER**

Councilwoman Klapp called the meeting of the Development Review Board to order at 1:00 PM.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:  
[http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

### **ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to October 15, 2020 Development Review Board agenda items, and other correspondence.

**STAFF LIAISON BRAD CARR NOTED ADDITIONAL COMMUNITY INPUT RECEIVED REGARDING REGULAR AGENDA ITEM #6.**

### **MINUTES**

2. Approval of the October 1, 2020 Development Review Board Meeting Minutes.

**BOARD MEMBER GUSHGARI MOVED TO APPROVE THE OCTOBER 1, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).**

### **CONSENT AGENDA**

3. 3-PP-2020 (Emerald Hills Ranch)

Request for approval of the preliminary plat for a new 7-lot single-family residential subdivision with amended development standards on an +/- 8.5-acre site with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.  
10030 N. 124th Street Kimley-Horn, Engineer

**BOARD MEMBER JOYNER MOVED TO RECOMMEND APPROVAL OF 3-PP-2020, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.**

### **REGULAR AGENDA**

4. Scottsdale General Plan Update Citizen Review Committee Appointment  
Appoint the Development Review Board Vice Chair, or other public member of the Development Review Board, to serve on the 2035 General Plan Update Citizen Review Committee.

**BOARD MEMBER CRAIG MOVED TO APPOINT BOARD MEMBER GUSHGARI TO THE CITIZEN REVIEW COMMITTEE, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).**

**REGULAR AGENDA**

5. 14-ZN-2018 (South Scottsdale Mixed-Use)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission and City Council regarding the Development Plan and proposed amended development standards for a proposed zoning district map amendment from Highway Commercial (C-3) zoning to PUD zoning for a new mixed-use development consisting of 281 dwelling units and 10,125 square feet of commercial floor area, on a +/- 4.32-acre site.

1000 N. Scottsdale Road

Biltform Architecture Group, Architect/Designer

**BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 14-ZN-2018 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).**

6. 28-DR-2020 (Axon)

Request by property owner for approval of a site plan, landscape plan, and building elevations for a new 5-story corporate office/manufacturing building with approximately 400,000 square feet of floor area on a +/- 60-acre site.

SEC of Hayden Road and Loop 101

SmithGroup, Architect/Designer

**BOARD MEMBER CRAIG MOVED TO APPROVE 28-DR-2020 WITH THE ADDED STIPULATION THAT THE APPLICANT WILL CONTINUE TO WORK WITH STAFF TO ENHANCE THE LANDSCAPING ON THE NORTH SIDE OF E. MAYO BOULEVARD, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).**

**REGULAR AGENDA**

**7. 9-ZN-2020 (The Scottsdale Collection)**

Pursuant to the requirements of the Planned Block Development (PBD) zoning district, the applicant is requesting a review by the Development Review Board with a subsequent recommendation to the Planning Commission regarding the Development Plan and proposed site development standards for a proposed zoning district map amendment for multiple parcels from Central Business, Parking P-3 District, Downtown Overlay and Parking P-2 District; Vehicle Parking, Downtown Overlay (C-2/P-3 DO and P-2 DO), Central Business, Downtown Overlay (C-2 DO), and Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, with an Infill Incentive (II) District to allow for amended development standards at the Old Town boundary, on an overall +/- 10.2-acre (gross land area) site generally located between E. Camelback Road to the north, N. Civic Center Plaza to the east, E. 6th Avenue to the south, and N. Scottsdale Road to the west.

Nelsen Partners, Architect/Designer

**BOARD MEMBER GUSHGARI MOVED TO RECOMMEND APPROVAL OF 9-ZN-2020 TO THE PLANNING COMMISSION, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI AND JOYNER WITH AN AYE VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER CRAIG RECUSED.**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:37 PM.